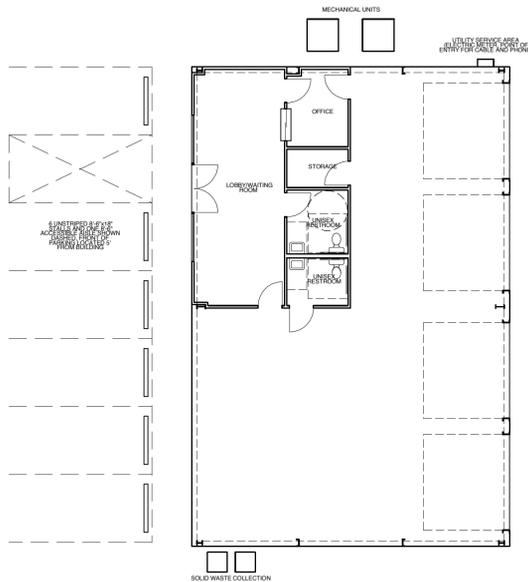
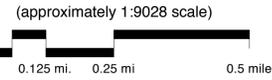




Vicinity Map

1. Subject property shown with hatch.
2. Vicinity map from City of Wilmington zoning map titled "City of Wilmington - Zoning" dated November 29, 2012 AD

WHITE FILL AND ANGLED LINES REPRESENT AREA OF DISTURBANCE
 GRAY FILL AND VERTICAL LINES REPRESENT REMAINING PORTION OF SITE TO REMAIN UNDISTURBED



2 Building Plan
 Scale: 3/32" = 1'-0"

Site Data Table

Project and Parcel Information

Project Name: Cornerstone Industrial Park
 Project Address: 3804 Market Street, Wilmington, North Carolina
 Parcel ID Number: R04913-010-005-000 and R04914-006-001-000

Zoning

Zoning District: CS
 Building Setbacks (Required): 35' (front), 15' (rear), 7' (interior side), 35' (corner)
 Building Setbacks (Proposed): 35' (front), <15' (rear), 8' (interior side), N/A (corner)

Parcel and Building Data

Acres: 9.82 acres
 Building Size and Area (Existing): N/A (no existing buildings on site)
 Building Size and Area (Proposed): 40'x60' (2400 s.f.)
 Number of Units: 1
 Number of Buildings: 1
 Building Height: 16'
 Number of Stories: 1
 Area per Floor: 2400 s.f. (for proposed 1-story building)

Building Lot Coverage

Building Lot Coverage (Existing): 0% (no existing buildings on site)
 Building Lot Coverage (Proposed): 0.56%

Impervious Area, CAMA

Impervious Surface Amount and Percentage: 11,994.34 s.f. (2.8%)
 CAMA Land Use Classification: None

Parking Requirements

	Provided	Required	Standard
Employee Parking	2	2	1 per 2 employees of largest shift
Customer Parking	4	4	Maximum: 1 per 400 s.f. gross Minimum: 1 per 600 s.f. gross and 1 per 2000 s.f. display area
Loading Spaces	0	0	Not applicable for lots with less than 20 stalls

Water and Sewer Capacity

Water (Current Use): 0 GPD
 Water (Proposed Use): 825 GPD
 Sewer (Current Use): 0 GPD
 Sewer (Proposed Use): 825 GPD

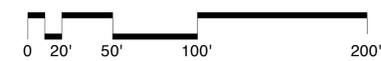
Note: Property is undeveloped, therefore no current use.

General Notes

1. Prior to any clearing, grading, or construction activity, tree protection fencing shall be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted with the tree protection fencing.
2. Any trees and/or areas designated to be protected must be properly barricaded with fencing and protected throughout construction to insure that no clearing, grading or staging of materials will occur in those areas.
3. No equipment is allowed on site until all tree protection fencing and silt fencing is installed and approved. Protective fencing is to be maintained throughout the duration of the project, and contractors shall receive adequate instruction on tree protection methods.
4. Call Traffic Engineering at 910-341-7888 48 hours prior to any excavation in the right-of-way.
5. Water and sewer service shall meet Cape Fear Public Utility Authority (CFPUA) details and specifications.
6. A utility cut permit is required for each open cut of a city street.
7. Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their final approval. Call 910-343-3010 for information.
8. If the contractor desires CFPUA water for construction, he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
9. Any irrigation system supplied by CFPUA water shall comply with the CFPUA Cross Connection Control regulations. Call 910-343-3910 for information.
10. Any irrigation system shall be equipped with a rain and freeze sensor.
11. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USFCFCHHR to ASSE.
12. Contractor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts.
13. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.

Survey by:
 Sherwin D. Cribb
 N.C. Professional Land Surveyor L-1099
 1144 Shipyard Boulevard,
 Wilmington, North Carolina 28412

1 Site Plan
 Scale: 1" = 50'



Sheet Index

- A-1: Sheet Index, Vicinity Map, Site Plan, Building Plan, Site Data Table, General Notes
 A-2: Landscaping Plan, Utility Plan, Traffic Engineering Notes

Elevation Datum Note:
 Topographical contour elevations use NGVD datum.

Floodplain Note:
 Property is not located in a special flood hazard area.

Site Inventory Note:
 Existing site is undeveloped, therefore no existing buildings, roads, utilities or similar elements on site.

Market Street Central, LLC
 D.B. 2755 PG. 785
 ZONING: RB
 USE:

PROPOSED 40'x60' METAL BUILDING (NO EXISTING BUILDINGS ON SITE)

Fencing/Screening Note:
 No fencing or screening proposed at this time.

Outdoor Use Note:
 No outdoor uses proposed at this time.

Street Note:
 No existing or proposed streets in the proposed developed area, no existing and platted streets on adjoining properties

CROSSHAIR SYMBOL DESIGNATES SURVEYED TREE LOCATION TYPICAL

Drawings Produced by:
 Ted Trzos
 57 Lee Drive
 Wilmington, North Carolina 28401
 910.362.1133

Drawing Issue Information:

date	description
04/11/2014 AD	For Owner's use.

Cornerstone Industrial Park

Sheet Index, Vicinity Map, Site Plan, Building Plan, Site Data Table, General Notes

Project Owner:
 Artillery Investment, LLC
 P.O. Box 6280
 Ocean Isle Beach, North Carolina
 28614

Project Name and Address:
 Cornerstone Industrial Park
 3804 Market Street
 Wilmington, North Carolina 28403

Date: 04/11/2014 AD

SHEET:

A-1

Drawing Issue Information:	
date	description
04/11/2014 AD	For Owner's use.

Cornerstone Industrial Park
 Landscaping Plan, Utility Plan, Traffic Engineering Notes

Project Owner:
 Artillery Investment, LLC
 P.O. Box 6280
 Ocean Isle Beach, North Carolina
 28614

Project Name and Address:
 Cornerstone Industrial Park
 3804 Market Street
 Wilmington, North Carolina 28403

Date: 04/11/2014 AD

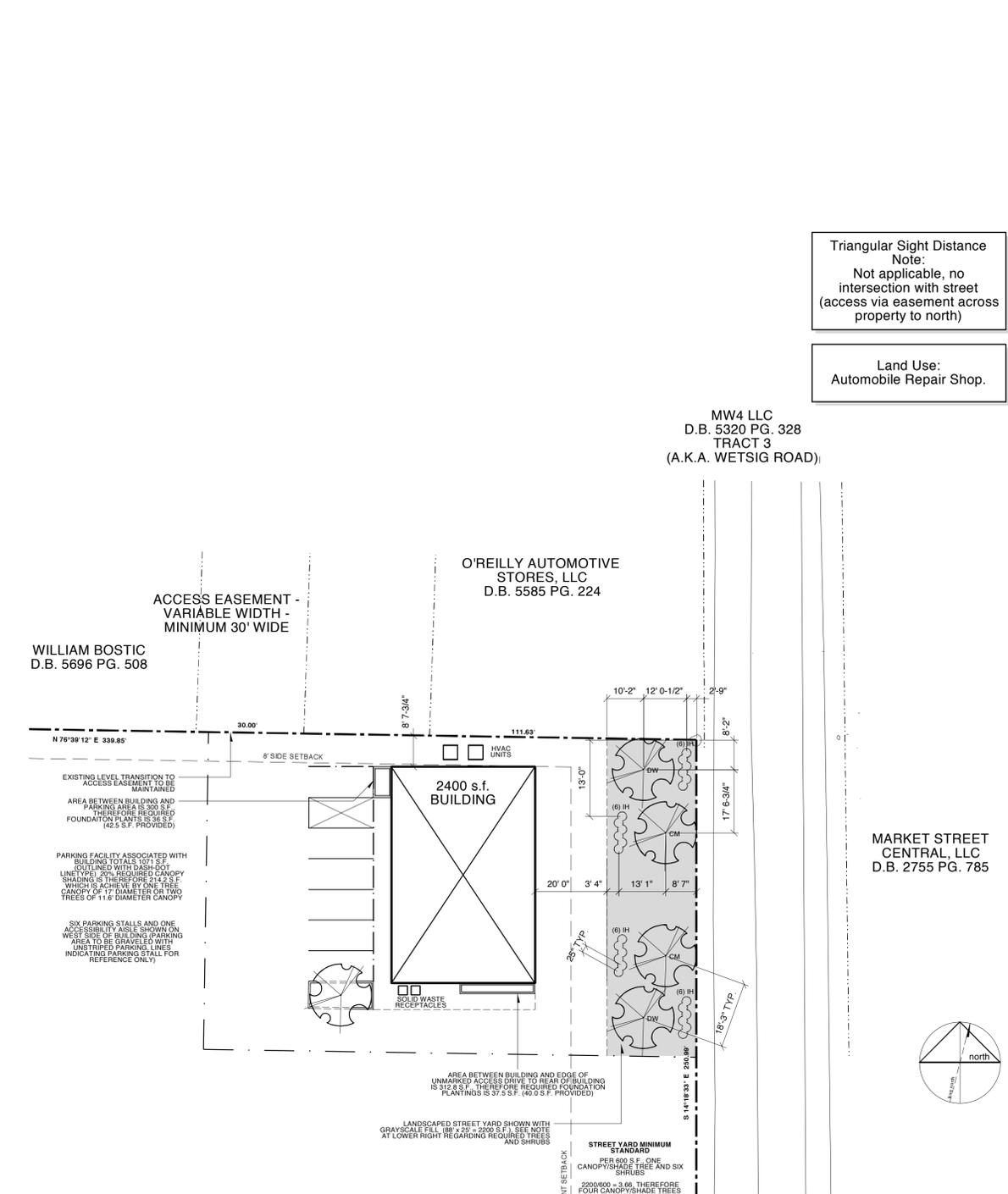
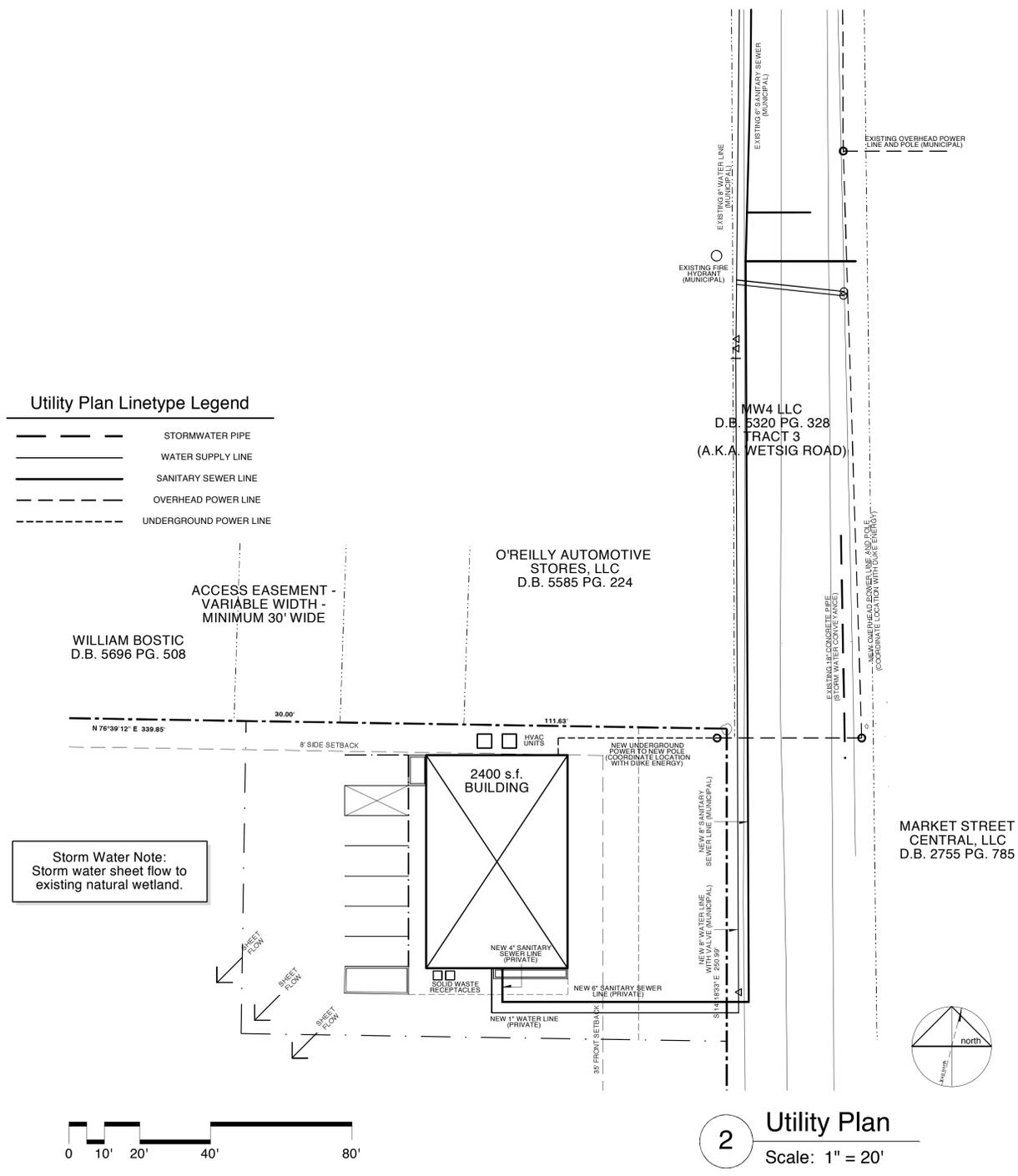
SHEET:
A-2

Triangular Sight Distance Note:
 Not applicable, no intersection with street (access via easement across property to north)

Land Use:
 Automobile Repair Shop.

Utility Plan Linetype Legend

	STORMWATER PIPE
	WATER SUPPLY LINE
	SANITARY SEWER LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE



- Traffic Engineering Notes**
- No existing or proposed sidewalks.
 - No proposed streets.
 - No proposed medians, median openings, or curbs.
 - Triangular sight distance not applicable (straight connection to access easement, no intersection.)
 - No proposed right-of-way closures.
 - No proposed private streets.
 - No proposed wheel stops or other traffic barriers.
 - No proposed loading or unloading areas.
 - No off site parking.
 - No existing driveways, therefore no driveway closures.
 - Three existing street intersections within 500' of site: Barkley Hills Drive and Market Street, access easement (on adjacent property) and Market Street, and Wetsig Road and Market Street.
 - No required turn lanes.
 - No existing or proposed traffic control devices.
 - Pedestrian access to site via access easement across property to north.
 - No existing or proposed pedestrian crossings.
 - No existing or proposed driveway permit required.

